



Brenda Wisneski, Zoning Administrator

Melinda Whelan, Assistant Planner
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C) PUBLIC HEARING ITEMS

Summary: A minor use permit application for a massage establishment located in a 1,200-square-foot suite within an existing shopping center. The center is developed with four (4) multi-tenant buildings and a surface parking lot with 222 spaces. The proposed establishment includes five (5) massage rooms and a reception/waiting area. The proposed hours of operation are from 10:00 a.m. to 9:00 p.m.

Recommended
Action:

- 1) Conduct public hearing; and
- 2) Approve Minor Use Permit No. UP2011-033 (PA2011-202)
subject to the recommended findings and conditions.

CEQA

Compliance: The project is exempt from environmental review pursuant to Section 15301, of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities) of the Implementing Guidelines of the California Environmental Quality Act.

Item No. 3. Corporate Plaza West Monument Sign - Modification Permit No. 2011-019 (PA2011-210)
1600 Newport Center Drive Council District 5

Summary: A modification permit to allow the construction of a freestanding monument sign located along East Coast Highway. The sign is proposed to be a maximum 3 feet 11 inches high by 8 feet wide, including the base, with a sign area of 16 square feet and identify tenant names. The property is located in the PC-40 (Corporate Plaza West) District.

Recommended
Action:

- 1) Conduct public hearing; and
- 2) Approve Modification Permit No. MD2011-019 (PA2011-210)
subject to the recommended findings and conditions.

CEQA

Compliance: The project is exempt from environmental review pursuant to Section 15311, of the California Environmental Quality Act (CEQA) Guidelines - Class 11 (Accessory Structures) of the Implementing Guidelines of the California Environmental Quality Act.

D) PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public comments are invited on non-agenda items generally considered to be within the subject matter jurisdiction of the Zoning Administrator. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Zoning Administrator has the discretion to extend or shorten the speakers' time limit on non-agenda items, provided the time limit adjustment is applied equally to all speakers. As a courtesy, please turn cell phones off or set them in the silent mode.

E) ADJOURNMENT

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

Any writings or documents provided to the Zoning Administrator regarding any item on this agenda will be made available for public inspection in the office of the Planning Division located at 3300 Newport Boulevard, during normal business hours.

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.